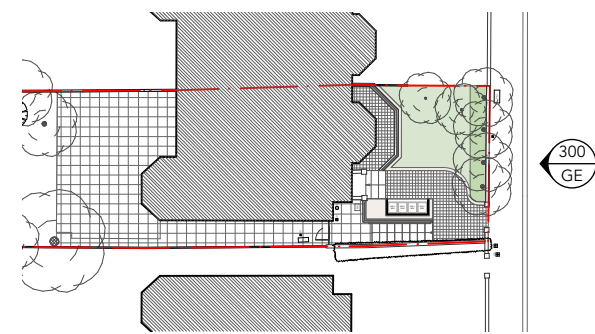


Key Plan



No.36

No.34

No.32



Proposals

- 1 - New double glazed opening timber windows installed with a lowered cill level
- 2- New walls of widened and lowered lightwell to receive painted render finish
- 3- Garden to be re-landscaped with new steps down to lower ground floor. Refer to 110-GA.
- 4- New like for like double glazed timber sash windows
- 5- New painted rendered refuse enclosure with green roof. Painted timber doors to front.
- 6- New PPC steel balustrade enclosing the expanded and deepened front light well on retaining wall to match railing style of No. 32 Avenue Road.
- 7- New widened brick piers, rebuilt in red brick with sandstone coping stone
- 8- Like for like replacement of stone entrance steps

1 PROPOSED ELEVATION
1:100@A3

General notes:

- All setting out, dimensions + levels must be checked on site.
- To be read in conjunction with all other architects drawings, specifications, schedules and other consultants information.
- For issues of services + structural elements see consultant drawings.
- All proprietary systems shown on this drawing to be installed in accordance with the manufacturers / suppliers recommendations.
- Do not scale from this drawing.
- This drawing must not be used on site unless issued for construction.
- Discrepancies between information shown on this drawing and any other contract information or manufacturers/suppliers recommendations is to be brought to the attention of the Architect immediately. If in doubt, the more expensive version shall have been priced.

Copyright:
Under the copyright design and patents act 1988 this drawing is the copyright of Studio Merlin Ltd and must not be copied or reproduced, in whole or part, by any method whatsoever, without the prior written approval of Studio Merlin Ltd



Rev	Date	Description
P3	13.11.23	FIRST FLOOR BAY WINDOWS ADDED, RAILING AMENDMENTS
P2	22.09.23	KEY ITEMS 6, 7 & 8 ADDED
P1	01.09.23	PLANNING

Studio Merlin

25 Allen Road
London N16 8SB

0207 249 9035
hello@studiomerlin.co.uk

Project
34 AVENUE ROAD

Scale
1:100@A3

Drawing Status
PLANNING

Date
01.09.23

Drawing
PROPOSED ELEVATION 1

Dwg No.
2302-300-GE

Revision
P3